

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



\$199,000

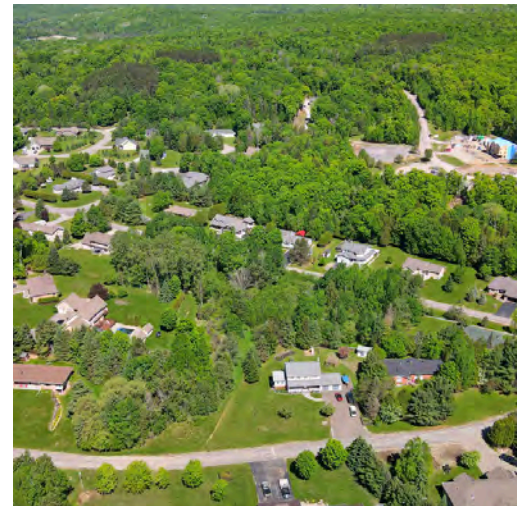
Welcome to

**Halbiem Crescent
Haliburton**



Troy Austen

Sales Representative



CONTACT DETAILS:



705-457-9994



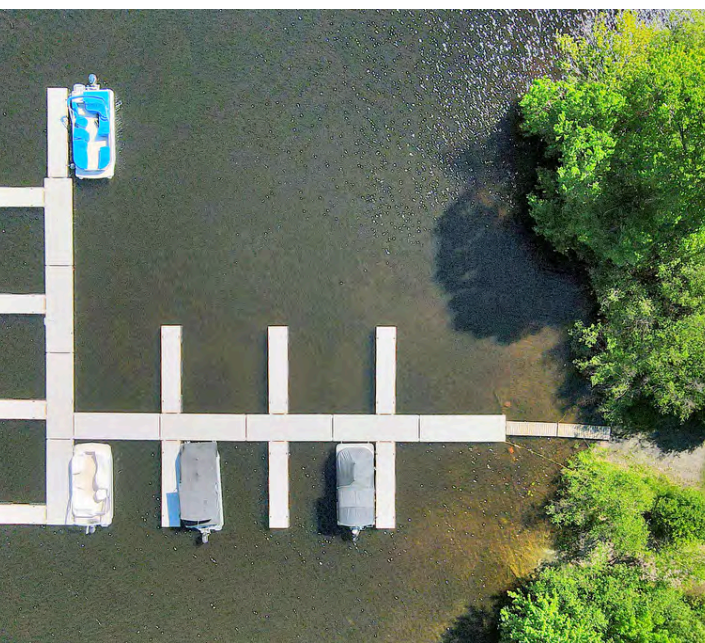
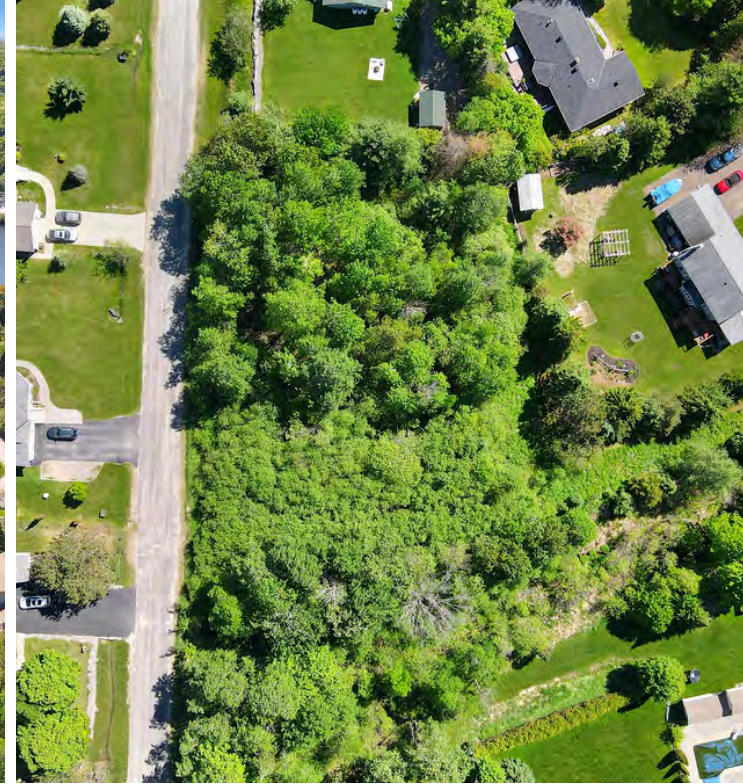
info@troyausten.ca



705-455-7653



troyausten.ca



Discover an exceptional opportunity to own a prime building lot in one of Haliburton's most sought-after neighbourhoods. This coveted location offers close proximity to schools and is within walking distance of local amenities, ensuring convenience for families and individuals alike. For nature enthusiasts, this property is a gateway to the best of Haliburton's outdoor activities. Nearby, you'll find The Sculpture Forest and Glebe Park, which provide year-round recreation. In the warmer months, enjoy walking, hiking, and mountain biking. When winter arrives, the area transforms into a snowy wonderland perfect for tobogganing, snowshoeing, and miles of groomed cross-country skiing trails. Additionally, this lot includes access to the exclusive HBTL Members-Only park, featuring a picnic area, fire pit, boat launch, and canoe/kayak racks, ensuring endless opportunities for outdoor fun and relaxation. As part of Haliburton's 5-lake chain, you'll have easy access to a network of pristine lakes, perfect for boating and water sports. Don't miss your chance to build your dream home in this vibrant and scenic community.

HALBIEM Crescent, Haliburton, Ontario K0M 1S0

Listing

Client Full
Active / Land

[0 HALBIEM Cr Haliburton](#)

Listing ID: 40598348
Price: **\$199,000**

Haliburton/Dysart et al/Dysart



Residential

Tax Amt/Yr: **\$960/2023**
Zoning: **R1**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **< 0.5**
Frontage: **125.00**
Lot Dimensions: **125 x 141.63**
Lot Irregularities: **125' x 141.63' x 130.71' x 179.79'**
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$960/2023**

Remarks/Directions

Public Rmks: **Discover an exceptional opportunity to own a prime building lot in one of Haliburton's most sought-after neighbourhoods. This coveted location offers close proximity to schools and is within walking distance of local amenities, ensuring convenience for families and individuals alike. For nature enthusiasts, this property is a gateway to the best of Haliburton's outdoor activities. Nearby, you'll find The Sculpture Forest and Glebe Park, which provide year-round recreation. In the warmer months, enjoy walking, hiking, and mountain biking. When winter arrives, the area transforms into a snowy wonderland perfect for tobogganing, snowshoeing, and miles of groomed cross-country skiing trails. Additionally, this lot includes access to the exclusive HBTL Members-Only park, featuring a picnic area, fire pit, boat launch, and canoe/kayak racks, ensuring endless opportunities for outdoor fun and relaxation. As part of Haliburton's 5-lake chain, you'll have easy access to a network of pristine lakes, perfect for boating and water sports. Don't miss your chance to build your dream home in this vibrant and scenic community.**

Directions: **COUNTY ROAD 21 TO HALBIEM CRESCENT**

Exterior

Area Influences: **Beach, Hospital, Lake Access, Lake/Pond, Schools**
View:
School District: **Trillium Lakelands District School Board**
Fronting: **South**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro, Cell Service**
Acres Clear: Acres Waste: Acres Workable:
Lot Front (Ft): **125.00** Lot Depth (Ft): **141.63** Lot Size: **0.46 Acres**
Sewer: **None**
Water Treatment:
Location: **Rural**

Property Information

Legal Desc: **LOT 7 PLAN 623 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE**
Zoning: **R1**
Assess Val/Year: **\$14,000/2024**
PIN: **391740454**
ROLL: **462401200004219**
Possession/Date: **Flexible/**
Survey: **Yes/ 1988**
Hold Over Days:
Occupant Type:
Deposit: **min 5%**

Brokerage Information

List Date: **05/31/2024**
List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(83 Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Troy Austen, Salesperson
Date Prepared: 05/31/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Municipality of Dysart et al

P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740
Email: tax@dysartetal.ca

Group Code

TAX NOTICE

Final 2023
Billing Date May 10, 2023

Mortgage Company, Mortgage No., Name and Address, Municipal Address/Legal Description

Table with columns: Class, Value, Class/Electric/Budget, Tax Rate(%) Amount, County Levy, Education Levy

Table with columns: By Law #, Description, Special Charges, Exp Year, Due Date, Amount, Summary

Schedule 2: Exemption of Tax Changes 2022 to 2023
Schedule 3: Appraisal of Property Tax Calculations

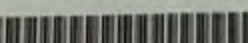
Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

SECOND INSTALLMENT
Received from:
Ruit # 012-000-04219-0000
Name SAILEY JOHN THOMAS
SAILEY ALYSON MARY LOUISE
Address 47 FARMCREST AVE
HALIBURTON, ON K0M 1S0
Due Date Total Due
September 13, 2023 \$ 114.00



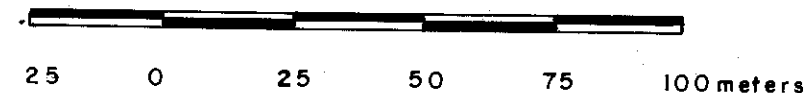
Municipality of Dysart et al
P.O. Box 389
135 Maple Ave
Haliburton ON K0M 1S0
(705) 457-1740

FIRST INSTALLMENT
Received from:
Ruit # 012-000-04219-0000
Name SAILEY JOHN THOMAS
SAILEY ALYSON MARY LOUISE
Address 47 FARMCREST AVE
HALIBURTON, ON K0M 1S0
Due Date Total Due
July 12, 2023 \$ 845.61



PLAN OF SUBDIVISION
 PART OF LOTS 14 AND 15, CONCESSION VIII AND
 PART OF LOT 14, CONCESSION IX
TOWNSHIP OF DYSART
 COUNTY OF HALIBURTON

SCALE: 1:1500
 GREG BISHOP O.L.S.
 1988



METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE: BEARINGS ARE ASTROMONIC, DERIVED FROM THE NORTHERLY LIMIT OF PART 7, PLAN 19R-2644 HAVING A BEARING OF N54°39'30"E AS SHOWN THEREON.

NOTE:
 1. THE ORIGINAL HIGH WATER MARK SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF DYSART.
 2. SHORE TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

- LEGEND**
- DENOTES PLANTED
 - DENOTES FOUND
 - SIB DENOTES STANDARD IRON BAR
 - S DENOTES SHORT STANDARD IRON BAR
 - ▣ DENOTES 1.6 cm SO IRON BAR
 - ▢ DENOTES 2.0 cm DIA. ROUND IRON BAR
 - RP DENOTES ROCK POST
 - 188W DENOTES BISHOP & WILSON O.L.S.
 - (1934) DENOTES H.C. BISHOP O.L.S.
 - SA DENOTES SPLIT ANGLE
 - WIT DENOTES WITNESS
 - C+IC DENOTES CENTER OF CIRCLE
 - HEX DENOTES 3.0 cm HEXAGONAL BAR 2.5 METERS LONG

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED

HALIBURTON, ONTARIO.
 AUGUST 12, 1988.
Greg Bishop
 GREG BISHOP
 ONTARIO LAND SURVEYOR

CURVE DATA

LOT	ARC	RADIUS	CHORD	BEARING
1	11.44	6.78	10.13	N25°28'15"W
3	28.13	42.25	27.84	N41°26'15"E
4	6.86	42.25	6.85	N65°04'45"E
8	11.97	7.62	10.78	N64°40'05"W
9	49.71	55.87	48.09	N5°49'25"E
11	7.92	117.09	7.92	N82°43'30"E
12	11.97	7.62	10.78	N60°20'30"W
13	30.50			N85°14'30"W
14	30.50	23.00		N18°46'40"E
15	32.19		29.63	N59°18'30"W
16	11.97	7.62	10.78	N9°39'30"E
19	30.57	17.14	26.86	N74°10'15"W
20	31.92	15.24	26.40	N65°50'20"W
21	29.43		25.06	N71°31'35"E
22	12.62	7.30	11.10	N72°21'E
24	38.03	62.37	37.44	N40°19'E
25	13.66		13.83	N64°04'05"E
28	11.81	7.35	10.58	N24°47'40"E
30	24.82		23.63	N82°45"W
31	32.69	23.00	30.01	N25°37'30"E
32	26.51	137.21	26.47	N36°50'50"E
36	11.97	7.62	10.78	N25°19'55"E
49	12.12	7.90	10.97	N65°42'20"W
53	34.41	41.07	33.41	N2°18'E
54	12.20		12.18	N20°33'20"E
55	30.46	61.19	30.15	N0°34'50"E
58	8.60		8.59	N17°44'15"W
57	11.81	7.44	10.58	N24°17'45"E
58	18.80	15.24	17.83	N74°19'15"W
59	5.10	39.59	6.09	N67°54'20"W
60	30.50		29.75	N85°56'40"E
62	23.14		22.99	N38°18'20"E
63	18.29	57.78	18.21	N58°50'30"E
65	3.59		3.58	N26°33'30"W
66	68.67	45.86	68.67	N53°26'40"E
66	15.24		15.22	N62°18'20"E
67	40.60	77.90	40.15	N41°46'10"E
73	34.41	38.75	33.17	N0°01'25"E
74	20.11		19.86	N42°28'30"W
75	12.61	8.92	11.59	N17°33"W
76	24.63	16.63	22.47	N19°59"W



OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT
 1. LOTS 1 TO 79, BOTH INCLUSIVE, BLOCKS 80, 81, 82, 83, 84 AND 85, THE 0.3 METRE RESERVES NAMELY BLOCKS 86 AND 87, THE STREETS NAMELY FARMCREST AVENUE, GLEEBE ROAD, HALBIEM CRESCENT, BISHOP COURT, CURRY COURT, EMMERON COURT, HALBIEM COURT AND WILLIAM STREET HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
 2. THE STREETS, STREET WIDENINGS AND LANES ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

HALIBURTON, ONTARIO.
 AUGUST 12, 1988.
H. Curry Bishop
 H. CURRY BISHOP
Lois Marilyn Emmeron
 LOIS MARILYN EMMERON

PLAN 623
 I CERTIFY THAT THIS PLAN 623 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE REGISTRY DIVISION OF HALIBURTON (NO 19) AT 13:25 P.M. O'CLOCK ON THE 29th DAY OF December, 1988 AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT 159268

Cheryl Howe Deputy
 LAND REGISTRAR

SCHEDULE

LOTS 1, 2, 3, 4, 5, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 75, 76, HALBIEM COURT AND PART OF LOTS 8, 14, 24, 25, 26, 48, 49, 69, 86, 72, 73, 77, 78, WILLIAM STREET, HALBIEM CRESCENT, CURRY COURT AND GLEEBE ROAD - PART OF LOT 14, CONCESSION VIII

LOTS 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 67, 68, 69, 70, 71, 79, FARMCREST AVENUE, BLOCKS 83, 84, 86, 87 AND PART OF LOTS 24, 25, 49, 85, 86, 72, 73, 77, 78, WILLIAM STREET AND GLEEBE ROAD - PART OF LOT 14, CONCESSION IX

LOTS 7, 8, 9, 10, 11, 12, 13, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, EMMERON COURT, BISHOP COURT, BLOCKS 80, 81, 82, 85 AND PART OF LOTS 6, 14, 28, 48, HALBIEM CRESCENT AND CURRY COURT - PART OF LOT 15, CONCESSION VIII

FORMERLY
 PART OF INST. 117621
 CERTIFICATE OF TITLE INST. 154838
 ALL OF PART 1, PLAN 19R-4110

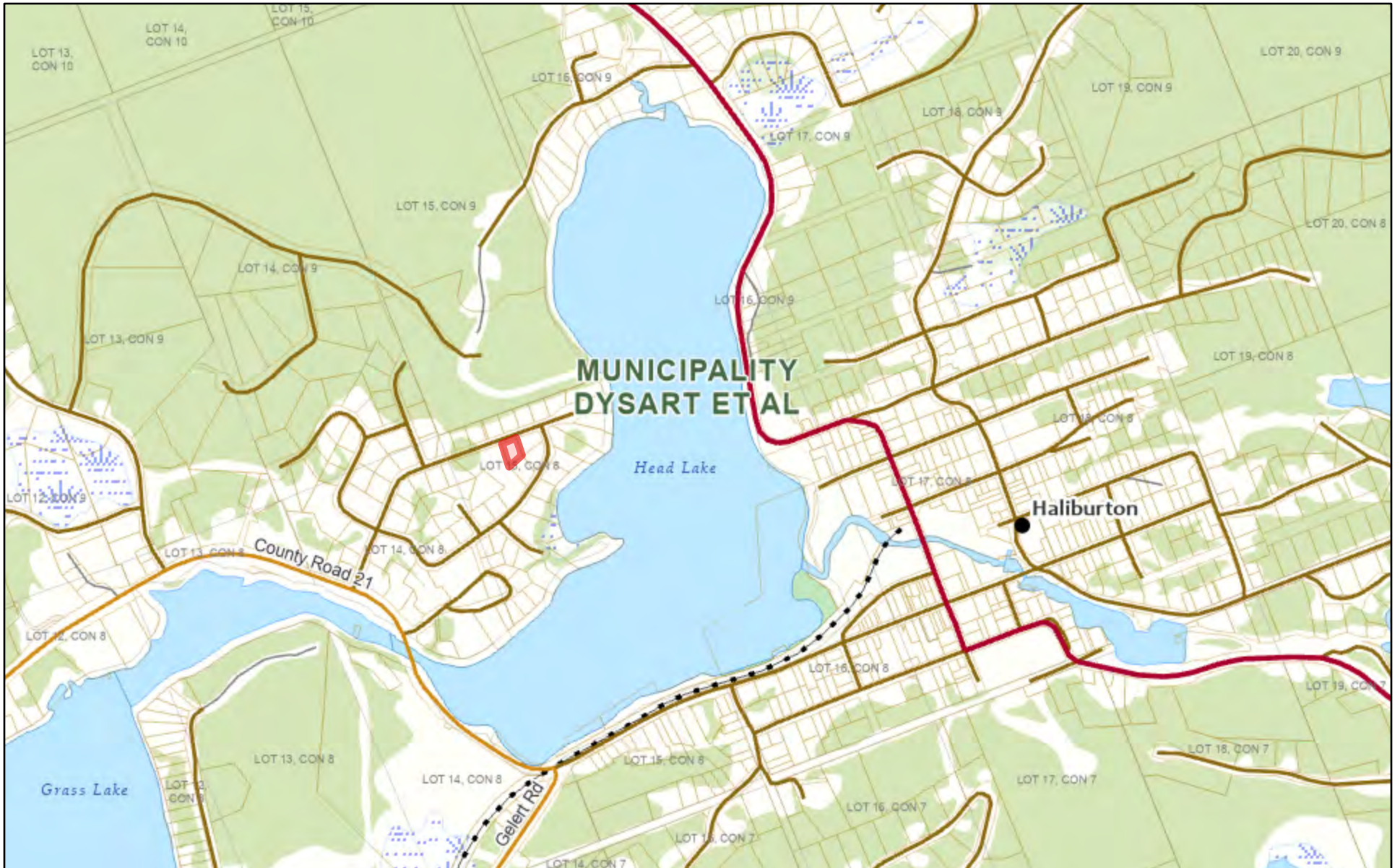
Approved under section 36 of the PLANNING ACT.
 This 2nd day of Dec 1988
John Eskins
 John Eskins
 Municipal Assessor

BISHOP & WILSON LTD.
 ONTARIO LAND SURVEYORS

HEAD OFFICE: BOX 309, HALIBURTON, ONTARIO, K0M 1S0 (705) 457-2811

BRANCH OFFICES:
 3 KING ST. E. BOX 311, MINDEN, ONTARIO, K0M 2K0 (705) 286-2811
 800 BAYVIEW, ONTARIO, K0M 1A0 (705) 738-2231

Halbiem Cres, Haliburton



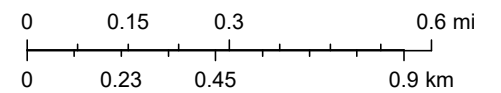
April 9, 2024

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Scale: 1:18,056



Halbiem Cres, Haliburton



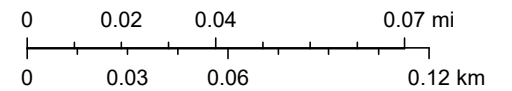
April 9, 2024

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Scale: 1:2,257





Habtem Crescent

Habtem Crescent

Habtem Crescent

Habtem Crescent

Habtem Crescent

Habtem Crescent

Habtem Crescent

Habtem Crescent

Habtem Crescent

111

108

125

138

154

144

125.84ft

142.75ft

128.56ft

181.29ft



Head Lake

Haliburton County

Dysart Township

Physical Data

Surface Area - 153 acres

Perimeter - 3 miles

Maximum Depth - 18.5 ft

Mean Depth - 8.4 ft

Lake Characteristics

This is an extremely shallow lake. Clarity is indicated in the yellow/brown water by the disappearance of the secchi disc 11 ft below the surface. Sensitive to acid rain. It has an extensive minnow and aquatic insects habitat. Big mud turtles exist. Aquatic vegetation includes yellow water lily, soft stem bulrush, cattail, and pickerel weed. Particularly extensive at north and east shores. Helicopter landing triangle marked on dock.

Fish Species Present

Good muskellunge lake. Also large and smallmouth bass, rock bass, yellow pickerel seen in Drag River usually during spawning season in spring. Local resident Paul Brohm remembers this lake teeming with small mouth bass, cat fish and the odd trout and pickerel. He blames the introduction of Muskie during the early seventies with depleting other game fish.

Access

Haliburton Village is located on this lake, so shopping, dining, accomodation and entertainment are available. Also camping sites available at Glebe Park. Public Boat Launch.

(Refer to Dysart Township map - page 214)

